

IN RE: PETITION FOR ZONING VARIANCE	* BEFORE THE
NE/S Liberty Road, opposite	* ZONING COMMISSIONER
Ellen Road	* OF BALTIMORE COUNTY
8126-28 Liberty Road	* Case No. 95-378-A
2nd Election District	
2nd Councilmanic District	
Legal Owner: MI Partnership	
Contract Purchaser: Papa John's	
International, Petitioner	
* * * * *	

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 8126-28 Liberty Road in the northwestern section of Baltimore County. The Petition is filed by Vernon Merkle, General Partner of MI Partnership, property owner and Papa John's International Restaurants, Lessee. Variance relief is requested from Section 413(2)(f) of the Baltimore County Zoning Regulations (BCZR) to permit 346 sq. ft. of free-standing business signage in lieu of the permitted 100 sq. ft. At the public hearing held for this case the Petition was amended to reduce the amount of signage requested to 261.26 sq. ft.

Appearing at the requisite public hearing was Richard E. Matz from Colbert, Matz, Rosenfelt, Inc., engineers. The Petitioner was represented by John B. Gontrum, Esquire. Appearing as interested persons were Emily Wolfson on behalf of the Liberty Communities Development Corporation and Dr. Bruce Brown, Veterinarian, who operates the Liberty Animal Clinic immediately next door to the subject site.

Testimony and evidence offered was that the subject property is approximately 20,050 sq. ft. in area and is zoned B.R.-C.C.C. The property is located adjacent to the intersection of Liberty Road and Ellen Road, along the highly commercial/business corridor that is Liberty Road. This property has had a long history of use as a commercial property. The site is improved by an existing one story building which presently houses three

ORDER RECEIVED FOR FILING

Date

By

6/27/95
M. Horak

MICROFILMED

commercial tenants. The major tenant is the Papa John's Pizza Restaurant. Other tenants occupying the site include a laundromat and clothing store. The balance of the property is improved with a macadam parking area.

The site also presently features an old sign which advertises several former tenants of the property. The Petitioner proposes removing this sign and constructing a modern sign in its place. The sign originally proposed by the Petitioner is shown on the site plan (Petitioner's Exhibit No. 1). However, the request was amended, prior to the hearing, as shown on Petitioner's Exhibit No. 3. At the hearing, a second amendment was offered which further modifies that sign depicted on Petitioner's Exhibit No 3.

As proposed, the sign will be 15 ft. high. It will be substantially similar to the sign depicted on Exhibit No. 3 except that the 4 ft. base will be reduced to 3 ft. and the signage portion will be 10 ft. in height in lieu of 12 ft. The top of the sign will contain the logo for Papa John's Restaurant and a message board. Two other tenant panels will be available. The Petitioner also indicated that this would be the only free standing sign on the site.

Based on the amendments made to the proposal and the reduced area of signage, as described above, Mrs. Wolfson and Dr. Brown support the request. It is also of note that the Office of Planning and Zoning prefers the proposed sign in lieu of the old unattractive sign which presently is located on the property.

In support of the requested variances, it should be observed that the site contains three commercial tenants. Would the property be considered a shopping center, a sign 150 sq. ft. in area would be permissible, pursuant to Section 413.2(e) of the BCZR. However, the Petitioner has not chosen to identify itself as a shopping center; thus, a greater variance is needed.

ORDER RECEIVED FOR FILING
Date 6/7/95
By M. Spach


2005.11.10

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested, as amended. Clearly, this will be an improvement for the subject site and not be detrimental to the surrounding locale. Moreover, the uniqueness of the subject lot and its use is found in the fact that more than one business operates on the property. For these reasons, the Petition for Variance should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1TH day of June, 1995 that a variance from Section 413(2)(f) of the Baltimore County Zoning Regulations (BCZR) to permit 261.26 sq. ft. of free-standing business signage, in lieu of the permitted 100 sq. ft., as shown on Petitioner's Exhibit No. 3 (as modified to provide a 3 ft. base in lieu of 4 ft. and 110 ft. signage area in lieu of 12 ft.), be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 6/17/95
By M. Hood

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 6, 1995

John Gontrum, Esquire
814 Eastern Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
Case No. 95-378-A
Property: 8126-28 Liberty Road
Legal Owner: MI Partnership
Contract Purchaser: Papa John's International

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

cc: Mrs. Emily Wolfson, Liberty Communities Development Corp.
Dr. Bruce Brown, Liberty Animal Clinic

WOLFSON





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

8126-28 Liberty Road

which is presently zoned

BR-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413(2)(f) of the Baltimore County Zoning Regulations to permit a total area of 346 square feet of freestanding business signage in lieu of the permitted 100 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The proposed use is a highly competitive business which requires an onsite sign with a recognizable company logo visible to the traveling public.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Ed Gruber, General Contractor
Papa John's International

(Type or Print Name)

[Signature]

Signature

c/o EMG Associates

915 Tyson Drive

Address

West Chester, PA 19382

City

State

Zipcode

Attorney for Petitioner:

John Gontrum, Esq.

(Type or Print Name)

[Signature]

Signature

814 Eastern Avenue 686-8274

Address

Phone No.

Baltimore MD 21221

City

State

Zipcode

**DROP-OFF
NO REVIEW
4/20/95 UCR**



Printed with Soybean Ink
on Recycled Paper



I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Vernon Merkle, General Partner

(Type or Print Name)

[Signature]

Signature

(Type or Print Name)

Signature

MI Partnership

8112 Liberty Road 410-922-4200

Address

Phone No.

Baltimore, MD 21244

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Richard E. Matz, PE

Colbert Matz Rosenfelt, Inc.

Name

3723 Old Court Road #206

Baltimore, MD 21208

653-3838

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

MICROFILMED

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

95-378-A

DESCRIPTION

0.45 ACRE PARCEL OF LAND SITUATED IN THE SECOND DISTRICT OF BALTIMORE COUNTY, MARYLAND AND BEING KNOWN AS 8126-8128 LIBERTY ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT ON THE NORTHEAST SIDE OF LIBERTY ROAD, 80 FEET WIDE, AS SHOWN ON MARYLAND STATE ROAD COMMISSION PLAT NOS. 25138 AND 25139, SAID POINT OF BEGINNING BEING DISTANT SOUTHEASTERLY 120 FEET MORE OR LESS FROM THE CENTERLINE OF EITEMILLER ROAD, RUNNING THENCE BINDING ON THE LAND CONVEYED TO MI PARTNERSHIP THE FOLLOWING FOUR (4) COURSES: (1) NORTH 28 DEGREES 03 MINUTES 00 SECONDS EAST 140 FEET MORE OR LESS, (2) SOUTH 61 DEGREES 57 MINUTES 00 SECONDS EAST 140.00 FEET, (3) SOUTH 28 DEGREES 03 MINUTES 00 SECONDS WEST 125.00 FEET, AND (4) SOUTH 79 DEGREES 23 MINUTES 25 SECONDS WEST 24 FEET MORE OR LESS TO SAID NORTHEAST SIDE OF LIBERTY ROAD, THENCE BINDING ON SAID ROAD (5) NORTH 61 DEGREES 57 MINUTES 00 SECONDS WEST 121 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

CONTAINING 0.45 OF AN ACRE, MORE OR LESS.

j:\COLBERT\DESCRIPTION\95009.DES



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

B-378-1

District 2nd Date of Posting 5/5/95

Posted for: Variance

Petitioner: ME Portner & his & Papa John's

Location of property: 8120-28 Liberty Rd.

Location of Signs: Facing roadway on property being zoned.

Remarks: _____

Posted by M. Heston Date of return: 5/12/95
Signature

Number of Signs: 1



RECEIVED 5/12/95

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-378-A
(Item 370)

8126 - 28 Liberty Road
NE/S Liberty Road, op-
posite Ellen Road
2nd Election District
2nd Councilmanic

Legal Owner:

MI Partnership

Contract Purchaser:

Papa John's Interna-
tional

Hearing: Friday,
June 2, 1995 at 9:00 a.m.
in Rm. 106, County Office
Building

Variance to permit a total
area of 348 square feet of free-
standing business signage in
lieu of the permitted 100 square
feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
5/068 May 4.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/5, 19 95

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 5/4, 19 95.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

Publisher



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-378-A

Account: R-001-6150

Number #8

#370 (WCR)

DROP-OFF — NO REVIEW

Date

4/20/95

#020 - VARIANCE ----- \$250.00

#080 - SIGN POSTING ----- 35.00

TOTAL ----- \$285.00

Legal Owner - Vernon Merkle, General Partner
Contract Purchaser - Papa John's International
8126-28 Liberty Road
.45 +/- acre
District - 2c2
Zoned B.R.-C.C.C.
Previous Hearing: 5386-X (approved 4/5/62)
Attorney: John Contrum

Checks from EMC Associates, Inc.

01A01#009761CHRC

\$285.00

BA COLL:50AMD4-21-95

Please Make Checks Payable To: Baltimore County

RECEIVED

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 28, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-378-A (Item 370)
8126 - 28 Liberty Road
NE/S Liberty Road, opposite Ellen Road
2nd Election District - 2nd Councilmanic
Legal Owner: MI Partnership
Contract Purchaser: Papa John's International
HEARING: FRIDAY, JUNE 2, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit a total area of 346 square feet of free-standing business signage in lieu of the permitted 100 square feet.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: MI Partnership
Papa John's International
John B. Gontrum, Esq.
Richard E. Matz, PE

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 24, 1995

John B. Gontrum, Esquire
814 Eastern Avenue
Baltimore, Maryland 21221

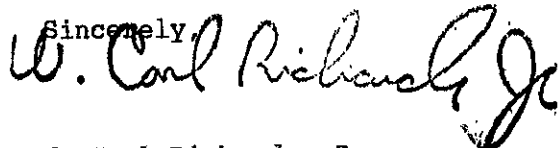
RE: Item No.: 370
Case No.: 95-378-A
Petitioner: Vernon Merkle

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: May 18, 1995

SUBJECT: 8126-28 Liberty Road

INFORMATION:

Item Number: 370

Petitioner: Vernon Merkle

Property Size: _____

Zoning: BR-CCC

Requested Action: Variance

Hearing Date: ____/____/____

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to permit a total area of 346 square feet of freestanding business signage in lieu of the permitted 100 square feet.

Staff has met with applicant's representatives to discuss the subject variance request. As a result of our meeting and based upon an analysis of the proposed sign treatment, staff supports the requested variance because 1) a modern monument type sign will be replacing an unattractive larger sign; and 2) the petitioner has agreed that the sign will be intergrated with landscaping which should improve the overall visual quality of the site.


Prepared by: Jeffrey W. Long

Division Chief: Cam Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: May 8, 1995
Zoning Administration and Development Management

FROM:  Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 8, 1995
Item No. 370

The Developers Engineering Section has reviewed the subject zoning item. The submitted parking layout fails to conform with Sec. IX.c.2.b.2 of the Landscape Manual, requiring a 10-foot setback from the right-of-way for landscaping.

RWB:sw

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 5/16/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 5/1/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 362
363
368
370
371
372
373
374
375₄

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-3-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 370 (WCR)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Arnold Jablon
Director
Zone 2 Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF MAY 1, 1995.

Item No.: SEE BELOW

Conring Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.

IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 363, 364, 365, 366, 367, 369, 370, 371, 372, 373, 374, 375, 376 and 377.

RECEIVED
MAY 8 1995
ZADM

REVIEWER: LT. ROBERT P. BOJERWALD
Fire Marshal Office, PHONE CB7-4881, MS-1102F

cc: File



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 12, 1995

95-378-A

John Gontrum, Esquire
814 Eastern Avenue
Baltimore, MD 21221

RE: Preliminary Petition Review (Item #370)
Contract Purchaser: Papa John's Inter.
8126-28 Liberty Road
2nd Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Legal owner's name on petition form does not agree with legal owner's name on the plat. The must both reflect the same name(s).
2. Setback of (south side) parking spaces to street right-of-way has been 10 feet since 5/26/88. Prior to that it was 8 feet. Give age of existing building and parking lot.
3. Submit copy of deed giving use of the traffic and pedestrian easement (east side). Get approval of Rahee Famili, Developers Engineering Section, Room 213, for same plus access to the other spaces.
4. Explain and date parking space layout changes. Current plan differs with microfilm copy of #5386-X hearing plan.



John Gontrum, Esquire
May 12, 1995
Page 2

5. Give hearing case number (and details), granting the 15-foot rear setback. Zoning map "2nd & 3rd A", effective 4/5/60 shows B.R. zoning. (#5386-X plan shows 30-foot plus rear setback.)
6. Dimension each use within the building footprint.
7. Indicate the special exception case number for the off-site sign.
8. Add amenity open space calculations and label and shade the areas.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,



John J. Sullivan, Jr.
Planner II

JJS:scj

Enclosure (receipt)

c: Zoning Commissioner

11/11/95

RE: Preliminary Petition Review (Item #)
Legal Owner:

Election District

Dear :

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,

:scj

Enclosure (receipt)

cc: Zoning Commissioner

RE: PETITION FOR VARIANCE

8126-28 Liberty Road, NE/S Liberty Road,
opposite Ellen Road, 2nd Election Dist.,
2nd Councilmanic

MI Partnership / Papa John's International
Petitioners

BEFORE THE

ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 95-378-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 9th day of May, 1995, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, Romadka, Gontrum & McLaughlin, 814 Eastern Boulevard, Baltimore, MD 21221, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

3723 Old Court Road Suite 206
BALTIMORE, MARYLAND 21208

TO BALTIMORE COUNTY OFFICE OF ZONING

LETTER OF TRANSMITTAL

[illegible]

HAND DELIVER.

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
- ☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			CHECK # 250 PAYABLE TO BALTO. CO.
1			CHECK # 35 PAYABLE TO BALTO. CO
3			ORIGINAL SIGNED PETITIONS
3			SEALED ZONING DESCRIPTIONS
12.			PLANS (SEALED) TO ACCOMPANY PETITION
1			1"=200' SCALE ZONING MAP WITH PROPERTY DEPICTED.

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☒ FOR VARIANCE PETITION - SUBMISSION BY CONTRU
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

JOHN CONTRUM

COPY TO

DON GODSEY

MICROFILMED

SIGNED:

DICK MATZ

If enclosures are not as noted, kindly notify us at once.

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Emily Wilson
Liberty Communities
Development Corp.

9960 Lib Rd
21133

Dr Bruce Brown
Liberty Animal Clinic

8130 Liberty Rd.

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RICHARD E. MATZ

3723 OLD COURTRoad, SUITE 206 21208

John Gontier



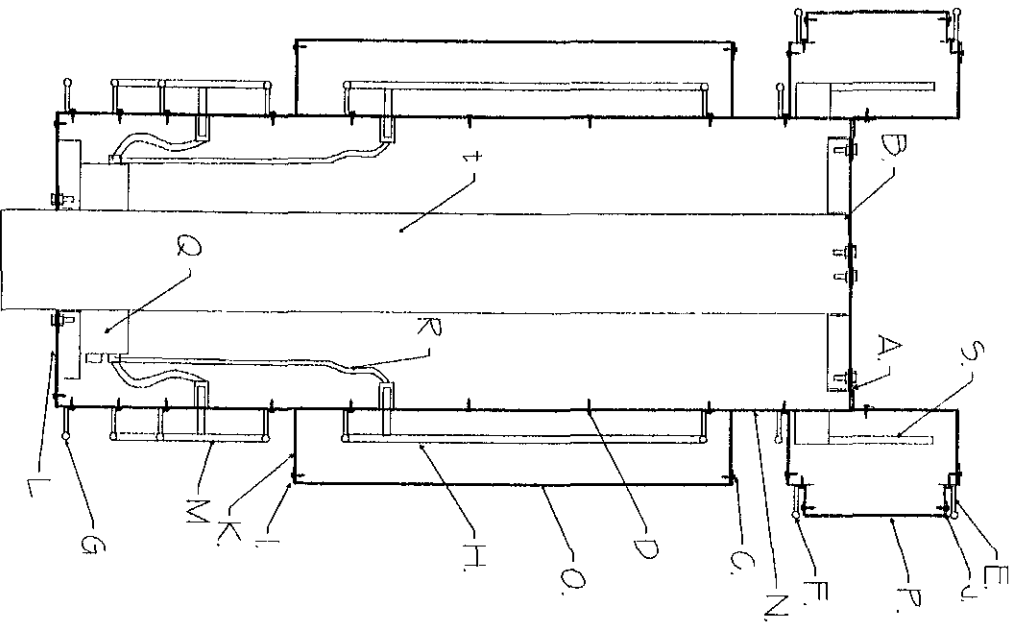
Printed with Soybean Ink
on Recycled Paper

95009

Construction Detail

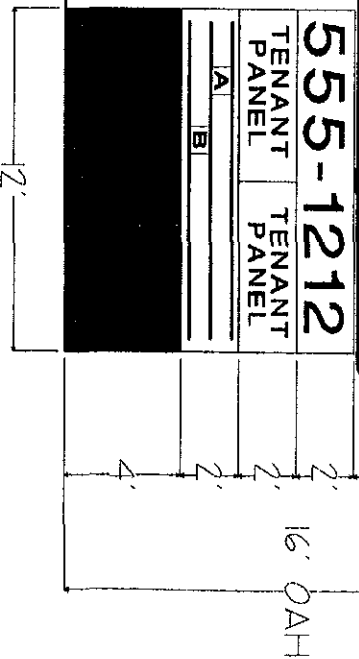
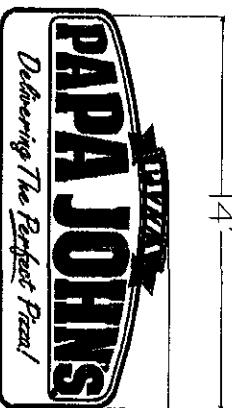
Scale: N.T.S.

- A. Piano Hinge
- B. 1 1/2" x 3/16" Angle/Iron
- C. #8 x 3/4" Screw
- D. #12 x 3/4" Screw
- E. McMahon Tube Supports
- F. Red 15mm Neon
- G. Green 15mm Neon Surround
- H. Green 15mm Neon
- I. Red Jewelite Trim
- J. Green Jewelite Trim
- K. .040 Aluminum Return Green
- L. .063 Sign Can Green



- M. Green 15mm Neon
- N. .063 Sign Face White
- O. Red Plex Faces
- P. White Lexan /w Green Trans. Vinyl on Face Side
- Q. Transco Transformers
- R. Tuf-Hide 14 AWG 15,000 Volts /w Electro Bits Recoverment
- S. Sign/Lite .30 AMP 120 V. 60hz
- T. 6.75" Dia.

John



SIGN DESCRIPTION	ACTUAL SF
Monument Signage	
6' x 14' D/F pylon logo	70.63
2' x 12' D/F pylon phone	24.0
(2) 2' x 6' D/F Tenant Panels	24.0
2' x 12' D/F pylon reader bd.	24.0
Total Actual Sq. Ft. =	142.63

SPECIFICATION DATA	Amper Load
6' x 14' D/F pylon logo	36.2
2' x 12' D/F pylon phone	4.6
(2) 2' x 6' D/F Tenant Panels	4.6
2' x 12' D/F pylon reader bd.	4.6
Total Amps =	50.0

(284)

12' 16' 10' 10'

ALL STATES SIGN & AWNING INC.
 P.O. BOX 24212 LEXINGTON, KY 40524
 PHONE (606) 805-5399

Approval
Date

PAPA JOHN'S PIZZA
 1826 LIBERTY ROAD
 BALTIMORE, MD

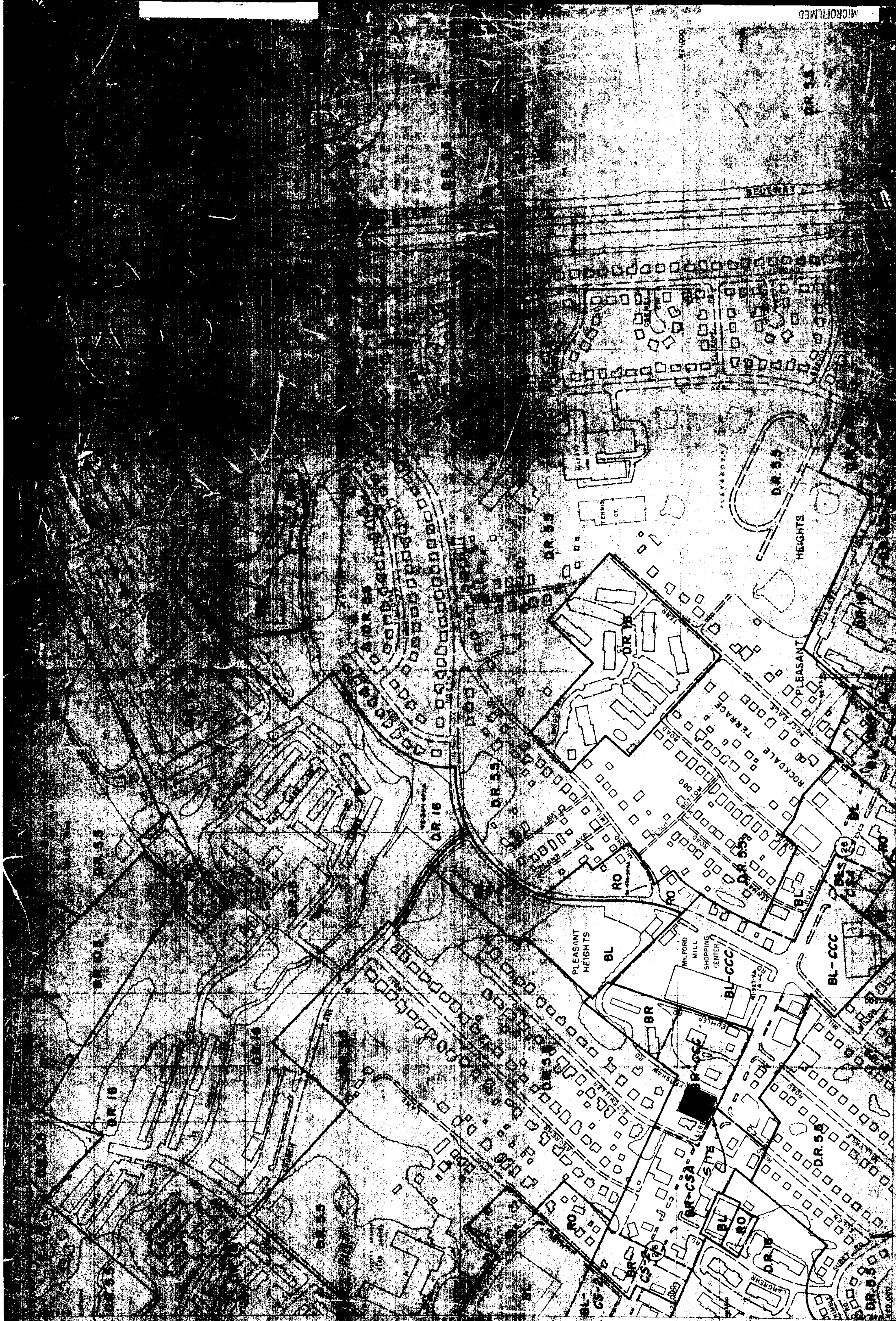


DATE DRAWN
 DESIGNED
 DRAWN BY
 CHECKED BY
 SCALE
 SHEET NO.

MAY 26 1995



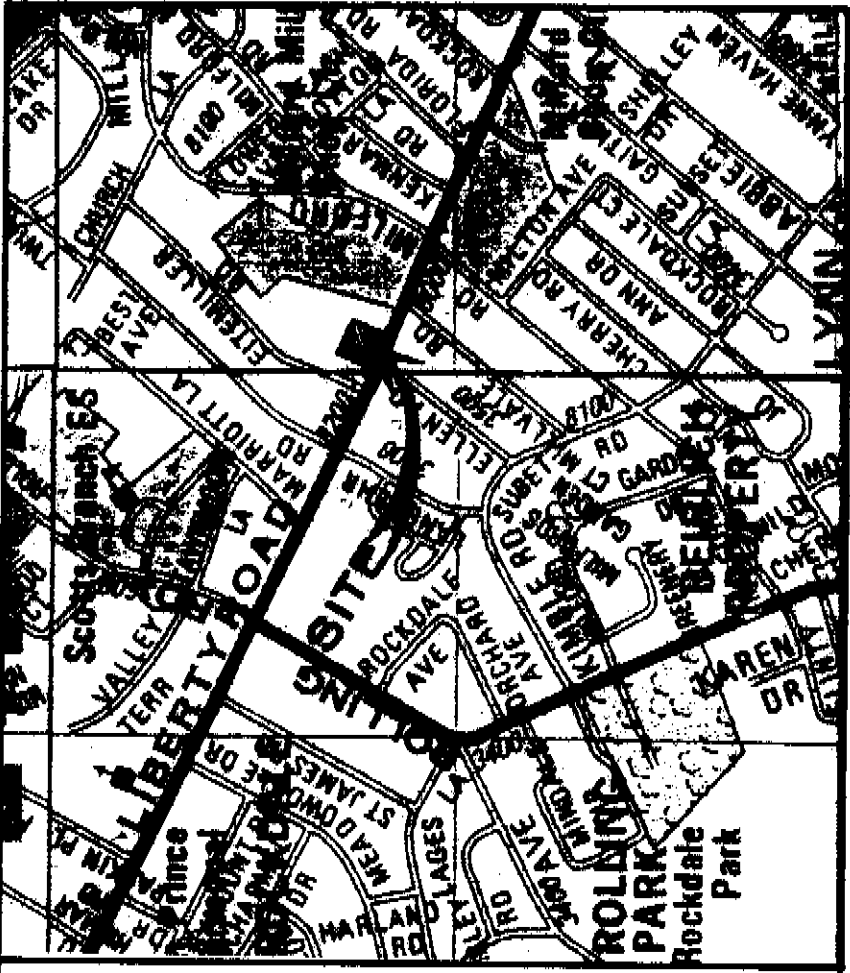
○ Pol No 2 ○



MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP
370

95-378-A



VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES

1. Applicant: Papa John's International, Inc.
Papa John's, Inc.
570 K&E, Inc.
President
915 Tyson Drive
West Chester, Pa. 19382

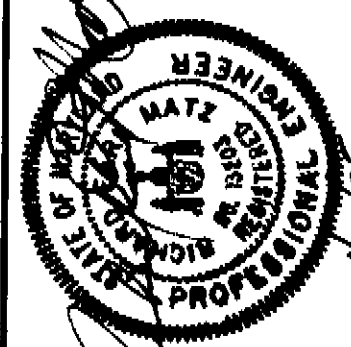
Owner: Vernon Merkle, GENERAL PARTNER
Marilyn Irwin, GENERAL PARTNER
8113 Liberty Road
Baltimore, Md. 21244

2. Proposed Use: Fast-Food Carryout
3. Floor Area Ratio:
Gross Floor Area - 4480 sq. ft.
Gross Site Area - 20,050 sq. ft.
F.A.R. - 0.23
Maximum Permitted F.A.R. - 4.0
4. Off-Street Parking:
Papa John's (fast-food carryout): 3260 sq. ft.
Papa John's (fast-food carryout): 17 spaces
Services: 1120 sq. ft. @ 3.3 spaces/1000 sq. ft.
= 4 spaces
Total Spaces Required: 21 inc. 1 handicap
Total Spaces Provided: 28 inc. 1 handicap
Height of Building - 1 story
5. SPECIAL EXCEPTION FOR A DRYCLEANING PLANT
WAS APPROVED ON 4/5/82, CASE NO. 5386 X.

PLAN TO ACCOMPANY
VARIANCE HEARING
"PAPA JOHN'S PIZZA"

8126-8128 LIBERTY ROAD
BALTIMORE COUNTY, MARYLAND
ELECTION DISTRICT NO. 2
COUNCILMANIC DISTRICT NO. 2
CENSUS TRACT 408301

370
MICROFILMED

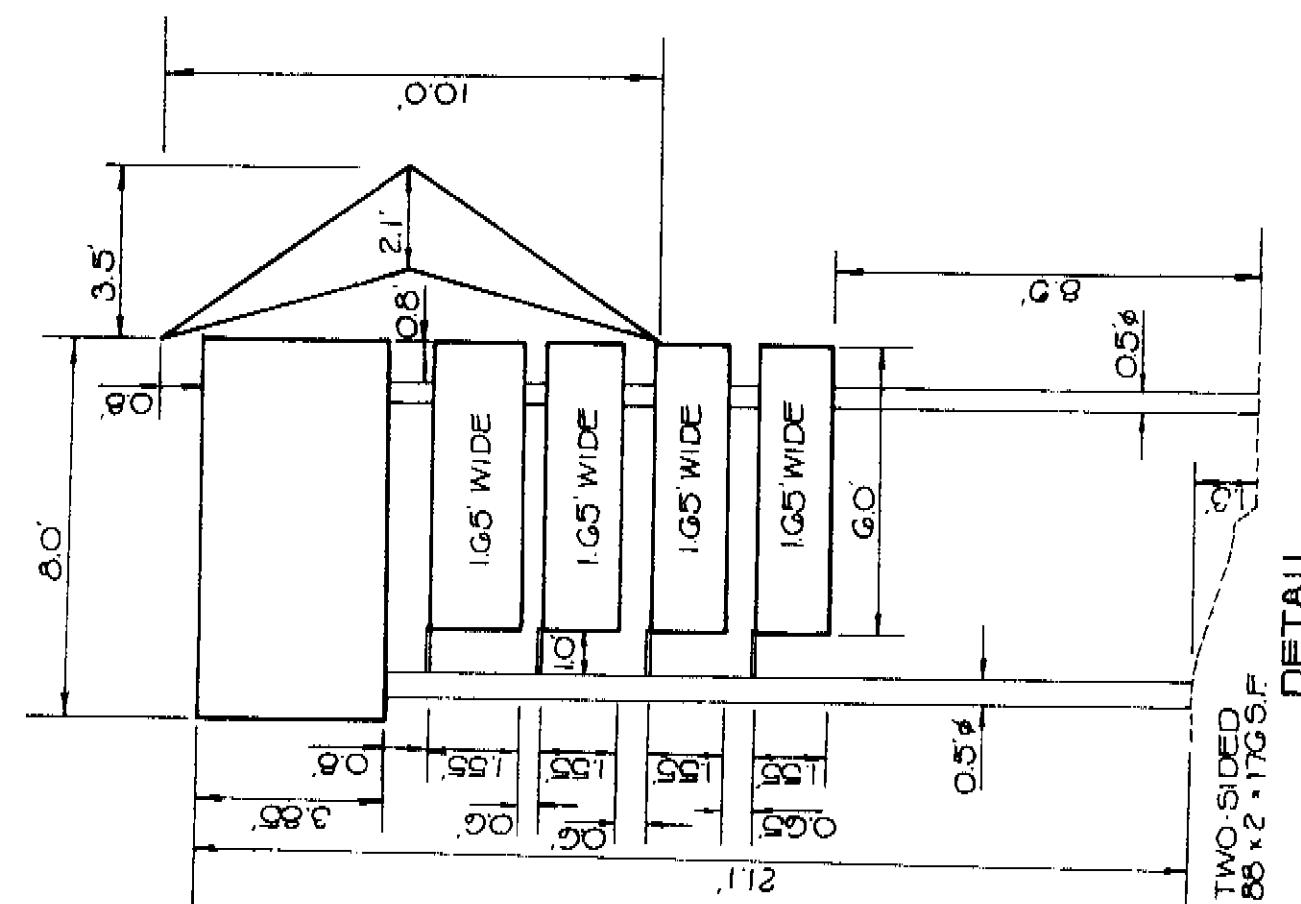
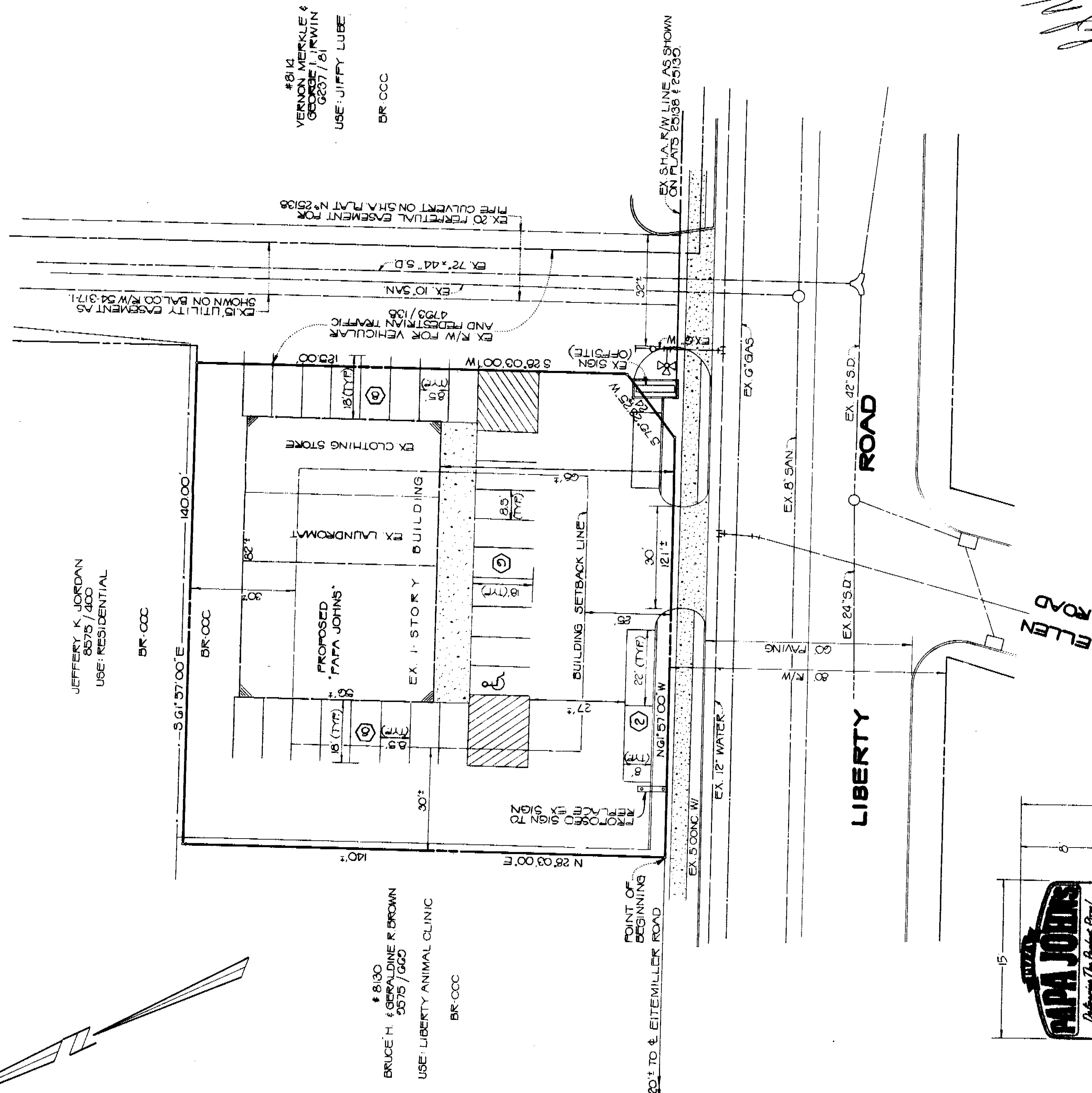


Colbert Matz, Inc.
Engineers • Surveyors • Planners
3723 Old Court Road, Suite 206
Baltimore, Maryland 21208
Telephone: (410) 653-3838
Facsimile: (410) 653-7853

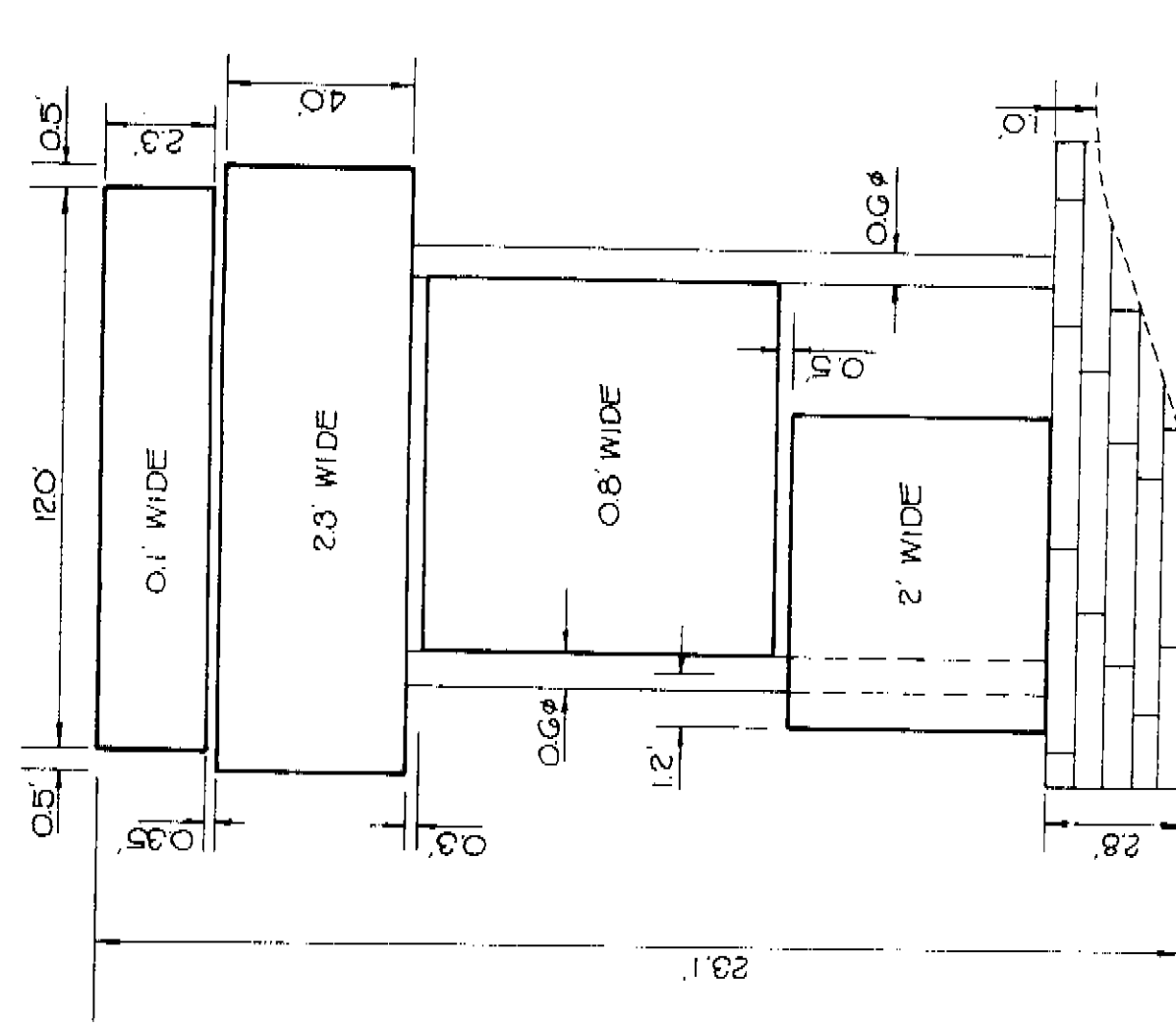
SCALE: 1"=50'	DATE: APRIL 5, 1995
DESIGNED: J.M.	REVISIONS:
DRAWN: M.E.K.	NO.
CHECKED: M.E.K.	DATE
FILE:	REVISIONS
DRAWING NUMBER:	BY
	SHEET 1 OF 1

95-378-A

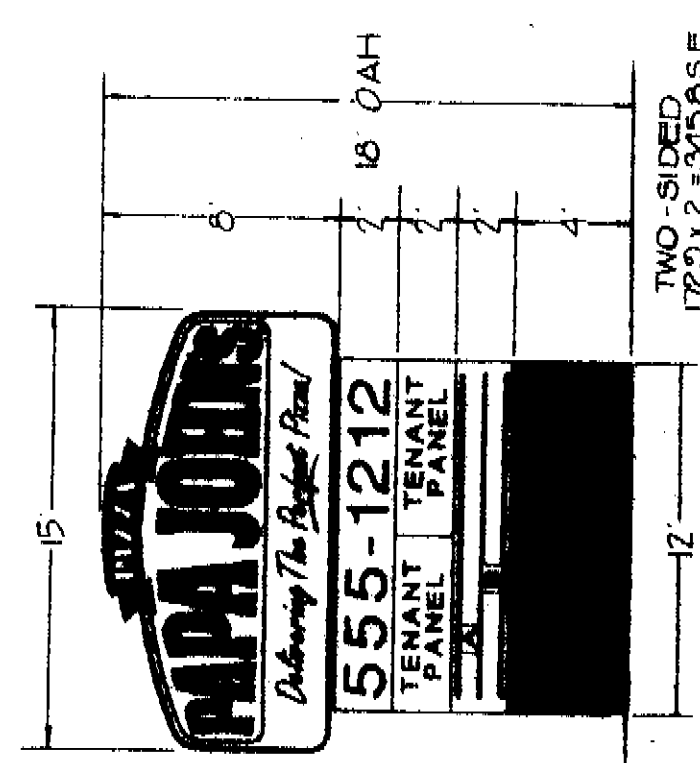
PRINTED
APR 19 1995
COLBERT MATZ ROSENFEIT, INC.



DETAIL
EX. MULTI-TENANT SIGN
SCALE 1" = 4'
(TO BE REPLACED)



DETAIL
EX. CAR WASH SIGN
SCALE 1" = 4'
(OFF-SITE)



DETAIL
PAPA JOHN'S
SCALE 1" = 4'

1000

...

100

THE UNIVERSITY OF CHICAGO

100-443887-100

IN RE: PETITION FOR ZONING VARIANCE
NE/S Liberty Road, opposite
Ellen Road
8126-28 Liberty Road
2nd Election District
2nd Councilmanic District
Legal Owner: MI Partnership
Contract Purchaser: Papa John's
International, Petitioner
* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-378-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance for the property located at 8126-28 Liberty Road in the northwestern section of Baltimore County. The Petition is filed by Vernon Merkle, General Partner of MI Partnership, property owner and Papa John's International Restaurants, Lessee. Variance relief is requested from Section 413(2)(f) of the Baltimore County Zoning Regulations (BCZR) to permit 346 sq. ft. of free-standing business signage in lieu of the permitted 100 sq. ft. At the public hearing held for this case the Petition was amended to reduce the amount of signage requested to 261.26 sq. ft.

Appearing at the requisite public hearing was Richard E. Matz from Colbert, Matz, Rosenfelt, Inc., engineers. The Petitioner was represented by John B. Gontrum, Esquire. Appearing as interested persons were Emily Wolfson on behalf of the Liberty Communities Development Corporation and Dr. Bruce Brown, Veterinarian, who operates the Liberty Animal Clinic immediately next door to the subject site.

Testimony and evidence offered was that the subject property is approximately 20,050 sq. ft. in area and is zoned B.R.-C.C.C. The property is located adjacent to the intersection of Liberty Road and Ellen Road, along the highly commercial/business corridor that is Liberty Road. This property has had a long history of use as a commercial property. The site is improved by an existing one story building which presently houses three

commercial tenants. The major tenant is the Papa John's Pizza Restaurant. Other tenants occupying the site include a laundromat and clothing store. The balance of the property is improved with a macadam parking area.

The site also presently features an old sign which advertises several former tenants of the property. The Petitioner proposes removing this sign and constructing a modern sign in its place. The sign originally proposed by the Petitioner is shown on the site plan (Petitioner's Exhibit No. 1). However, the request was amended, prior to the hearing, as shown on Petitioner's Exhibit No. 3. At the hearing, a second amendment was offered which further modifies that sign depicted on Petitioner's Exhibit No. 3.

As proposed, the sign will be 15 ft. high. It will be substantially similar to the sign depicted on Exhibit No. 3 except that the 4 ft. base will be reduced to 3 ft. and the signage portion will be 10 ft. in height in lieu of 12 ft. The top of the sign will contain the logo for Papa John's Restaurant and a message board. Two other tenant panels will be available. The Petitioner also indicated that this would be the only free standing sign on the site.

Based on the amendments made to the proposal and the reduced area of signage, as described above, Mrs. Wolfson and Dr. Brown support the request. It is also of note that the Office of Planning and Zoning prefers the proposed sign in lieu of the old unattractive sign which presently is located on the property.

In support of the requested variances, it should be observed that the site contains three commercial tenants. Would the property be considered a shopping center, a sign 150 sq. ft. in area would be permissible, pursuant to Section 413.2(e) of the BCZR. However, the Petitioner has not chosen to identify itself as a shopping center; thus, a greater variance is needed.

- 2 -

Based upon the testimony and evidence presented, I am persuaded to grant the relief requested, as amended. Clearly, this will be an improvement for the subject site and not be detrimental to the surrounding locale. Moreover, the uniqueness of the subject lot and its use is found in the fact that more than one business operates on the property. For these reasons, the Petition for Variance should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

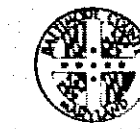
THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 7th day of June, 1995 that a variance from Section 413(2)(f) of the Baltimore County Zoning Regulations (BCZR) to permit 261.26 sq. ft. of free-standing business signage, in lieu of the permitted 100 sq. ft., as shown on Petitioner's Exhibit No. 3 (as modified to provide a 3 ft. base in lieu of 4 ft. and 110 ft. signage area in lieu of 12 ft.), be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

LES:mn

- 3 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 6, 1995

John Gontrum, Esquire
814 Eastern Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
Case No. 95-378-A
Property: 8126-28 Liberty Road
Legal Owner: MI Partnership
Contract Purchaser: Papa John's International

Dear Mr. Gontrum:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mn

encl.

cc: Mrs. Emily Wolfson, Liberty Communities Development Corp.
Dr. Bruce Brown, Liberty Animal Clinic

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on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 8126-28 Liberty Road
which is presently zoned BR-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 413(2)(f) of the Baltimore County Zoning Regulations to permit a total area of 346 square feet of freestanding business signage in lieu of the permitted 100 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The proposed use is a highly competitive business which requires an onsite sign with a recognizable company logo visible to the traveling public.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Agent:

Ed Gruber, General Contractor

Papa John's International

Signature: [Signature]

c/o EMG Associates

315 Tyson Drive

West Chester, PA 19382

City State Zipcode

City State Zipcode

City State Zipcode

City State Zipcode

City State Zipcode

City State Zipcode

City State Zipcode

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City State Zipcode

City State Zipcode

Colbert Matz Rosenfelt, Inc.
Civil Engineers • Surveyors • Planners

DESCRIPTION

0.45 ACRE PARCEL OF LAND SITUATED IN THE SECOND DISTRICT OF BALTIMORE COUNTY, MARYLAND AND BEING KNOWN AS 8126-8128 LIBERTY ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT ON THE NORTHEAST SIDE OF LIBERTY ROAD, 80 FEET WIDE, AS SHOWN ON MARYLAND STATE ROAD COMMISSION PLAT NOS. 25138 AND 25139, SAID POINT OF BEGINNING BEING DISTANT SOUTHEASTERLY 120 FEET MORE OR LESS FROM THE CENTERLINE OF EYEMILLER ROAD, RUNNING THENCE BINDING ON THE LAND CONVEYED TO MI PARTNERSHIP THE FOLLOWING FOUR (4) COURSES: (1) NORTH 28 DEGREES 03 MINUTES 00 SECONDS EAST 140 FEET MORE OR LESS, (2) SOUTH 61 DEGREES 57 MINUTES 00 SECONDS EAST 140.00 FEET, (3) SOUTH 28 DEGREES 03 MINUTES 00 SECONDS WEST 125.00 FEET, AND (4) SOUTH 79 DEGREES 23 MINUTES 25 SECONDS WEST 24 FEET MORE OR LESS TO SAID NORTHEAST SIDE OF LIBERTY ROAD, THENCE BINDING ON SAID ROAD (5) NORTH 61 DEGREES 57 MINUTES 00 SECONDS WEST 121 FEET MORE OR LESS TO THE PLACE OF BEGINNING.

CONTAINING 0.45 OF AN ACRE, MORE OR LESS.

J:\COLBERT\DESCRIPTION\95009.DES



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 370 Date of Posting: 7/1/95
Posted for: Variance
Petitioner: MI Partnership, Papa John's
Location of property: 8126-28 Liberty Rd.
Location of Sign: Heavy, temporary on property being posted.
Remarks:
Posted by: Matthew Signature Date of return: 7/14/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 5/5, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/4, 1995.

THE JEFFERSONIAN,

LEGAL AD. TOWSON

Publication



Zoning Administration &
Development Management
and Compliance Unit
Towson, Maryland 21204

receipt
95-378-A

Account: 90016150

Number: 44
#370 (CCR)
DROP-OFF - NO REVIEW

Date: 4/20/95

#020 - VARIANCE \$250.00
#000 - SIGN POSTING 35.00
TOTAL \$285.00

Legal Owner - Vernon Merkle, General Partner
Contract Purchaser - Papa John's International
8126-28 Liberty Road
45 +/- acre
District - 2c2
Zoned B.R.-C.C.C.
Previous Hearing: 538A-X (approved 4/5/62)
Attorney: John Gontrum

Checks from FNC Associates, Inc.

01A010007N1CHRC \$285.00
84 001150A004-21-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

3723 Old Court Road, Suite 206, Baltimore, Maryland 21208
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 28, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-378-1 (Item 370)
8126 - 28 Liberty Road
W/28 Liberty Road, opposite Ellen Road
2nd Election District - 2nd Councilmanic
Legal Owner: MI Partnership
Contract Purchaser: Papa John's International
HEARING: FRIDAY, JUNE 2, 1995 at 9:00 a.m. in Room 106, County Office Building.

Variance to permit a total area of 346 square feet of free-standing business signage in lieu of the permitted 100 square feet.

Bel Jablon

Arnold Jablon
Director

cc: MI Partnership
Papa John's International
John B. Gontrum, Esq.
Richard E. Metz, Jr.

NOTES: (1) ZONING SIGN AND POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 24, 1995

John B. Gontrum, Esquire
814 Eastern Avenue
Baltimore, Maryland 21221

RE: Item No.: 370
Case No.: 95-378-A
Petitioner: Vernon Merkle

Dear Mr. Gontrum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on April 20, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: May 18, 1995

SUBJECT: 8126-28 Liberty Road

INFORMATION:

Item Number: 370

Petitioner: Vernon Merkle

Property Size:

Zoning: BR-CCC

Requested Action: Variance

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to permit a total area of 346 square feet of freestanding business signage in lieu of the permitted 100 square feet.

Staff has met with applicant's representatives to discuss the subject variance request. As a result of our meeting and based upon an analysis of the proposed sign treatment, staff supports the requested variance because 1) a modern monument type sign will be replacing an unattractive larger sign; and 2) the petitioner has agreed that the sign will be integrated with landscaping which should improve the overall visual quality of the site.

Prepared by: *Jeffrey W. Long*

Division Chief: *Cam Keller*

PK/JL

ITEM370/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 8, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for May 8, 1995
Item No. 370

The Developers Engineering Section has reviewed the subject zoning item. The submitted parking layout fails to conform with Sec. IX.c.2.b.2 of the Landscape Manual, requiring a 10-foot setback from the right-of-way for landscaping.

RWB:ew

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: *5/1/95*

DATE: *5/16/95*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 362
363
368
370
371
372
373
374
375

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

O. James Ligthizer
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: *370 (WCR)*

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 05/05/95

Subject: 8126-28 Liberty Road
Zoning: BR-CCC
Petitioner: Vernon Merkle
Case No.: 95-378-A
Item No.: 370

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION: MEETING OF MAY 1, 1995.

Item No.: SEE BELOW

Zoning Agency:

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be incorporated or incorporated into the final plans for the property.

5. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377.

RECEIVED
MAY 8 1995
ZADM

REVIEWER: LT. ROBERT P. BOWLING
7100 National Office, PHOENIX 887-4681, MS-1100F

cc: File

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 12, 1995

John Gontrum, Esquire
814 Eastern Avenue
Baltimore, MD 21221

RE: Preliminary Petition Review (Item #370)
Contract Purchaser: Papa John's Inter.
8126-28 Liberty Road
2nd Election District

Dear Mr. Gontrum:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed unaddressed zoning issues and/or incomplete information. The following comments are advisory and do not necessarily identify all details and inherent technical zoning requirements necessary for a complete application. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$100.00 revision fee.

1. Legal owner's name on petition form does not agree with legal owner's name on the plat. The must both reflect the same name(s).
2. Setback of (south side) parking spaces to street right-of-way has been 10 feet since 5/26/88. Prior to that it was 8 feet. Give age of existing building and parking lot.
3. Submit copy of deed giving use of the traffic and pedestrian easement (east side). Get approval of Rahee Family Developers Engineering Section, Room 213, for same plus access to the other spaces.
4. Explain and date parking space layout changes. Current plan differs with microfilm copy of #5386-X hearing plan.

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on Recycled Paper

cc: Zoning Commissioner

Peter Max Zimmerman
PETER MAX ZIMMERMAN

SIGNED: DICK MATZ

95009

Construction Detail
Scale: N.T.S.

A. Plano Hinge
B. 1 1/2"x 3/16" Angle/Iron
C. #8 x 3/4" Screw
D. #12 x 3/4" Screw
E. McMahan Tube Supports
F. Red 15mm Neon
G. Green 15mm Neon Surround
H. Green 15mm Neon
I. Red Jewelrite Trim
J. Green Jewelrite Trim
K. .040 Aluminum Return Green
L. .063 Sign Can Green

M. Green 15mm Neon
N. .063 Sign Face White
O. Red Plex Faces
P. White Lexan /w Green Trans.
Vinyl on Face Side
Q. Transco Transformers
R. Tul-Hide 14 AWG 15,000 Volts
 /w Electro Bits Recoverment
S. Sign/Lite .30 AMP 120 V. 60hz
T. 6.75" Dia.

(25)

Ref No 3

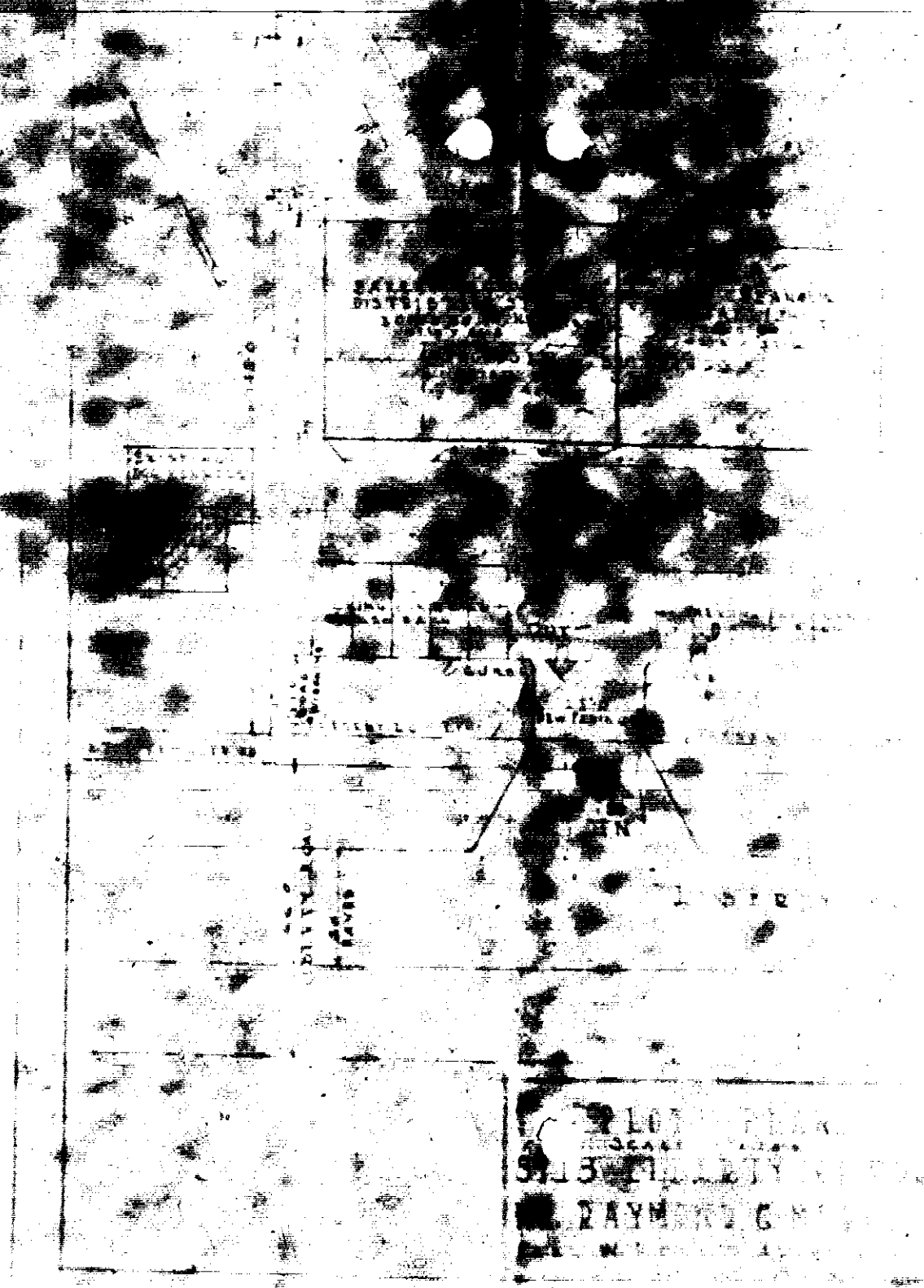
SUN DESCRIPTION	ACTUAL SQ
Glass Signage	
4 x 14 1/2" plex sign	70 sq ft
12 x 12 1/2" plex phone	24 sq ft
12 x 12 1/2" plex return panel	24 sq ft
2 x 12 1/2" plex center bd	24 sq ft
Total Actual Sq Ftn =	42 sq ft

VISIFICATION DATA	Req Length
6 x 14 1/2" plex sign	46'
12 x 12 1/2" plex phone	46'
12 x 12 1/2" plex return panel	46'
2 x 12 1/2" plex center bd	46'
Total Req'd =	184'

14' 16' OAH

PAPA JOHN'S
Delivering The Perfect Pizza
555-1212
TENANT PANEL TENANT PANEL
A B

RECEIVED
ALLENDALE
PERMIT NO. 145009
DATE 10/1/80



45386-4

SCALE	LOCATION	SHEET
1" = 100'	ROCKAWAY R.	
DATE	COUNTY	N.W.
OF		
PHOTOGRAPHY	SECTION	S.W.
PROPERTY	MINES	

NW-66 370